

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0331001088
Comm # (no dashes):	54201134602
County:	Kewaunee
Region:	Commerce
Site name:	Ropson Motor Sales
Street Address:	702 4th St
City:	Algoma
Closure Date	2001-01-22
Closure Conditions:	met
Offsite contamination?	Yes
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the <b>WTM91</b> projection)	
Easting (X):	723278.349152569
Northing (Y):	462447.727583459
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume
- ☒ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results

January 22, 2001

Mr. George F. Miller  
Miller, Blazkovec and Evans  
409 Steele Street  
Algoma, WI 54201

**RE: CASE CLOSURE APPROVED**

Ropson Motor Sales, 702 Fourth Street, Algoma, WI  
Commerce #54201-1346-02

Dear Mr. Miller:

The Department is in receipt of documentation that the conditions necessary for site closure detailed in the *CASE CLOSURE CONDITIONAL UPON RECEIPT OF DOCUMENTATION* letter dated December 19, 2000 have been met. The Department considers that no further action is necessary and has updated our database to reflect this closure.

Thank you for your efforts in restoring Wisconsin's environment. If you have any questions, please contact me at 920-424-0046.

Sincerely,



Robert H. Klauk, P.G.  
Hydrogeologist  
Site Review Section  
Bureau of PECFA

cc. Karl Schuldes – Robert E. Lee & Associates, Inc.

File – pf\pecfa\542\54201\134602\Close-Final.doc

370270

Document Number

NOTICE OF CONTAMINATION TO  
PROPERTY

RECORDS  
VOL 854 PAGE 11

RECEIVED FOR RECORDS

JAN 9 PM 2 06

RECEIVED FOR RECORDS  
JAN 9 PM 2 06

PAID

Legal Description of the Property: In re:

(as it appears on the most recent deed)

Lots Fifteen (15), Sixteen (16) and the  
North Three (3) feet of Lot Fourteen (14), all  
in Block Sixteen (16) Young's and Steele's  
Plat in the City of Algoma.

Recording Area

Name and Return Address

M B E

STATE OF WISCONSIN )  
 ) ss  
COUNTY OF Kewaunee )

31 201 Y&S 123  
Parcel Identification Number (PIN)

Section 1. The Estate of Adele Ropson is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Benzene, toluene, ethylbenzene, methyl tert-butyl ether, naphthalene, trimethylbenzenes and xylenes groundwater contamination above the Wisconsin Administrative Code Chapter NR 140 enforcement standards exist on this property.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 5<sup>th</sup> day of January, 2001.

[When appropriate use the following clause]:

By signing this document, ~~he~~/she acknowledges that ~~he~~/she is duly authorized to sign this document on behalf of the Estate of Adele Ropson, Deceased.

Signature: Regina Martens

Printed Name: Regina Martens

Title: Personal Representative

Subscribed and sworn to before me  
this 5<sup>th</sup> day of January, 2001.

George F. Miller  
Notary Public, State of Wisconsin George F. Miller  
My commission is permanent

This document was drafted by the Wisconsin Department of Commerce.

370271

Document Number

NOTICE OF CONTAMINATION TO  
PROPERTY

RECORDS

VOL 354 PAGE 18

RECEIVED FOR RECORD

JAN 9 PM 2 06

HARILYN G. MUELLER  
CLERK OF COUNTY  
Kewaunee Countypdla<sup>ab</sup>

Legal Description of the Property: In re:

(as it appears on the most recent deed)

Lot Thirteen, the North Seventeen (17) feet of  
Lot Twelve (12) and the South Thirty-seven (37)  
feet of Lot Fourteen (14) all in Block Sixteen  
(16) of Young's and Steele's Plat in the City  
of Algoma.

## Recording Area

## Name and Return Address

M B E

STATE OF WISCONSIN )  
 ) ss  
COUNTY OF Kewaunee )

31-201-YrS-1231  
Parcel Identification Number (PIN)

Section 1. Crescent Beach Investors is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Benzene groundwater contamination above the Wisconsin Administrative Code Chapter NR 140 enforcement standards exist on this property.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 5<sup>th</sup> day of January, 2001.

[When appropriate use the following clause]:

By signing this document, [he/~~she~~] acknowledges that [he/~~she~~] is duly authorized to sign this document on behalf of Crescent Beach Investors, a Wisconsin partnership.

Signature: William J Schinderle

Printed Name: WILLIAM J. SCHINDERLE

Title: Managing Partner

Subscribed and sworn to before me  
this 5<sup>th</sup> day of January, 2001.

George F. Miller  
Notary Public, State of Wisconsin George F. Miller  
My commission is permanent

This document was drafted by the Wisconsin Department of Commerce.

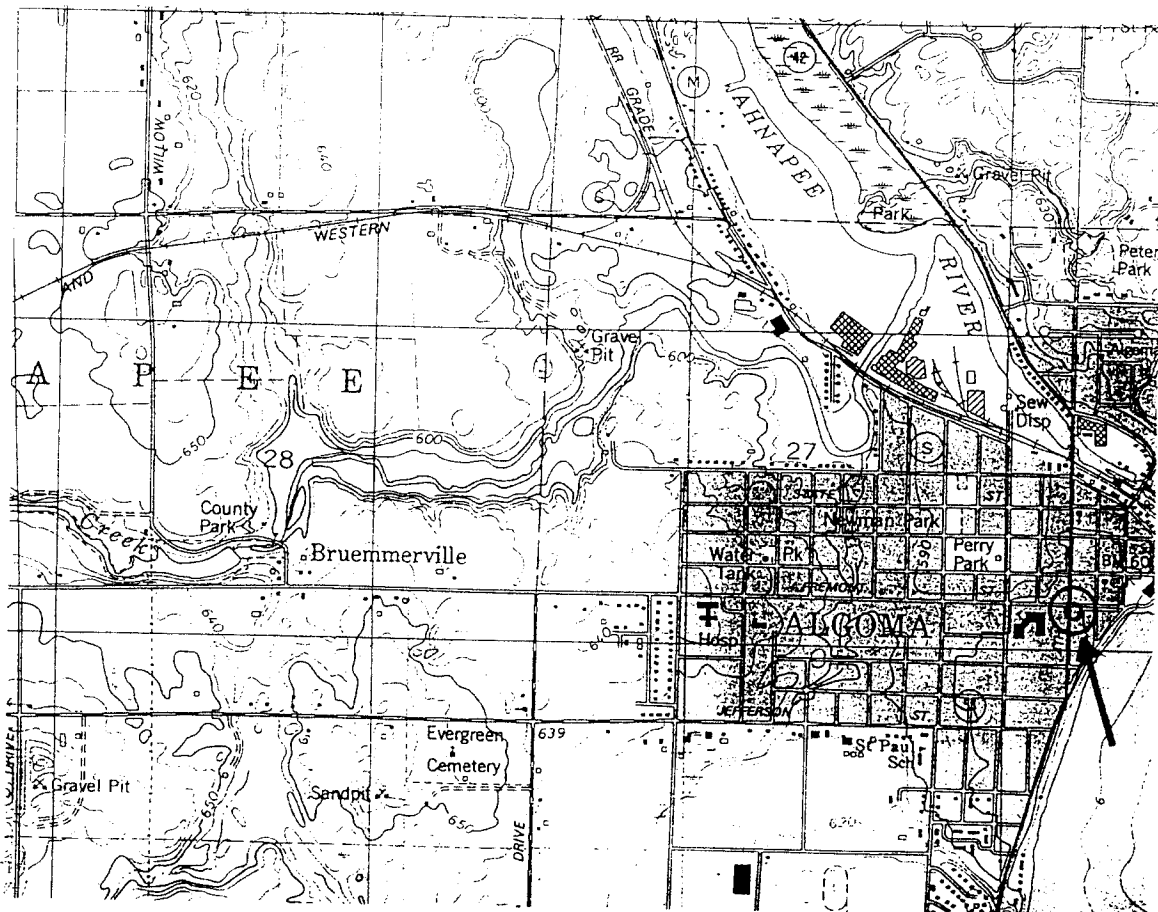
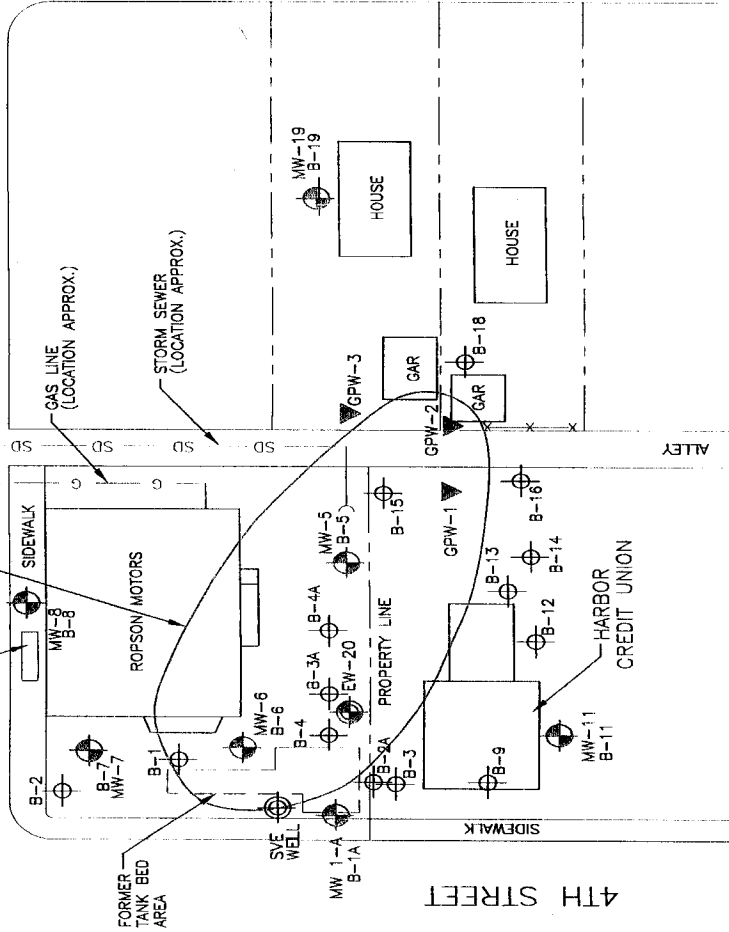


Figure 1. Site Location Map - County Scale.

APPROXIMATE AREA  
OF GROUNDWATER  
CONTAMINATION

FREEMONT STREET

LOCATION OF  
REMOVED WASTE  
OIL TANK



PUBLIC  
LIBRARY

MW-10  
B-10

4TH STREET

HARBOR  
CREDIT UNION

SIDEWALK

MW 1-A  
B-1A

MW-6  
B-6

MW-7  
B-7

MW-8  
B-8

MW-9  
B-9

MW-10  
B-10

MW-11  
B-11

MW-12  
B-12

MW-13  
B-13

MW-14  
B-14

MW-15  
B-15

MW-16  
B-16

MW-17  
B-17

MW-18  
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MW-19  
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MW-20  
B-20

MW-21  
B-21

MW-22  
B-22

MW-23  
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MW-24  
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MW-25  
B-25

MW-26  
B-26

MW-27  
B-27

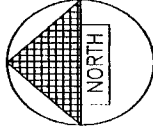
3RD STREET

MW-20  
B-21

- LEGEND**
- EXISTING MONITORING WELL
  - EXTRACTION WELL
  - SVE WELL
  - TEMPORARY MONITORING POINT
  - SOIL BORING
  - CLEAN MONITORING WELL
  - WDNR GROUNDWATER ENFORCEMENT STANDARD EXCEEDANCE

SCALE: 1"=40'

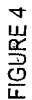
0' 20' 40' 80'



ROPSON MOTORS  
702 4TH AVENUE  
ALGOMA, WISCONSIN

GROUNDWATER  
CONTAMINATION MAP





ROPSON MOTORS  
702 4TH AVENUE  
ALGOMA, WISCONSIN

GROUNDWATER CONTOUR  
11/9/98

## Ropson Motors Groundwater Analytical Results

Parameter	ES	PAL	MW-7			
			2/28/92	4/4/98	6/16/98	11/30/00
Benzene	5	0.5	ND	<0.5	<0.5	<0.35
n-Butylbenzene	-	-	NA	NA	NA	NA
Toluene	1000	200	ND	<1.0	<1.0	0.68
Ethylbenzene	700	140	4	<1.0	<1.0	<0.37
Methyl t-Butyl Ether	60	12	NA	<1.0	<1.0	<0.36
Naphthalene	40	8	NA	<1.0	<1.0	0.69
Total Xylenes	10000	1000	13	<1.0	<1.0	1.37
Trimethylbenzene	480	96	NA	<1.0	<1.0	1.04

Parameter	ES	PAL	MW-8			
			2/28/92	4/4/98	6/16/98	11/30/00
Benzene	5	0.5	ND	<0.5	NS	<0.35
n-Butylbenzene	-	-	NA	NA	NS	NA
Toluene	1000	200	ND	<1.0	NS	<0.38
Ethylbenzene	700	140	ND	<1.0	NS	<0.37
Methyl t-Butyl Ether	60	12	NA	<1.0	NS	<0.36
Naphthalene	40	8	NA	<1.0	NS	<0.44
Total Xylenes	10000	1000	ND	<1.0	NS	<0.76
Trimethylbenzene	480	96	NA	<1.0	NS	<0.37

Parameter	ES	PAL	MW-10			
			3/30/92	4/4/98	6/16/98	11/30/00
Benzene	5	0.5	ND	<0.5	<0.5	<0.35
n-Butylbenzene	-	-	NA	NA	NA	NA
Toluene	1000	200	ND	<1.0	<1.0	<0.38
Ethylbenzene	700	140	ND	<1.0	<1.0	<0.37
Methyl t-Butyl Ether	60	12	NA	<1.0	<1.0	<0.36
Naphthalene	40	8	NA	<1.0	<1.0	<0.44
Total Xylenes	10000	1000	ND	<1.0	<1.0	<0.76
Trimethylbenzene	480	96	NA	<1.0	<1.0	<0.37

Parameter	ES	PAL	MW-19					
			9/1/92	9/18/95	11/7/96	4/4/98	6/16/98	11/30/00
Benzene	5	0.5	17	<0.2	ND	<0.5	<0.5	<0.35
n-Butylbenzene	-	-	NA	NA	NA	NA	NA	NA
Toluene	1000	200	ND	<0.2	ND	<1.0	<1.0	<0.38
Ethylbenzene	700	140	ND	<0.2	ND	<1.0	<1.0	<0.37
Methyl t-Butyl Ether	60	12	NA	<0.2	ND	<1.0	<1.0	<0.36
Naphthalene	40	8	NA	NA	NA	<1.0	<1.0	<0.44
Total Xylenes	10000	1000	NA	<0.4	ND	<1.0	<1.0	<0.76
Trimethylbenzene	480	96	NA	<0.2	ND	<1.0	<1.0	<0.37

= WDNR Groundwater Quality Enforcement Standard (ES) exceedance

= WDNR Groundwater Quality Preventive Action Limit (PAL) exceedance

ND = Not Detected

NA = Not Analyzed

## Ropson Motors Groundwater Analytical Results

Parameter	ES	PAL	EW-20					
			9/15/92	9/18/95	11/7/96	4/4/98	6/16/98	11/30/00
Benzene	5	0.5	5990	3,600	4,800	1,570	1,520	220
n-Butylbenzene	-	-	NA	<100	NA	NA	NA	NA
Toluene	1000	200	16500	13,000	15,500	7,180	8,010	6200
Ethylbenzene	700	140	1800	660	1,020	799	874	840
Methyl t-Butyl Ether	60	12	NA	<100	ND	<50.0	<50.0	23
Naphthalene	40	8	NA	<150	NA	278	367	310
Total Xylenes	10000	1000	11790	7,500	5,880	5,020	6,040	6000
Trimethylbenzene	480	96	NA	1310	1300	1108	1372	1170

Parameter	ES	PAL	MW-20
			11/30/00
Benzene	5	0.5	<0.35
n-Butylbenzene	-	-	NA
Toluene	1000	200	<0.38
Ethylbenzene	700	140	<0.37
Methyl t-Butyl Ether	60	12	<0.36
Naphthalene	40	8	<0.44
Total Xylenes	10000	1000	<0.76
Trimethylbenzene	480	96	<0.37

Parameter	ES	PAL	GPW-4
			11/30/00
Benzene	5	0.5	0.34
Bromodichloromethane	0.6	0.06	0.72
n-Butylbenzene	-	-	0.65
Chloroform	6	0.6	7.8
Ethylbenzene	700	140	74
Isopropylbenzene	-	-	2.3
Naphthalene	40	8	27
n-Propylbenzene	-	-	7.2
Trimethylbenzene	480	96	36.1
Total Xylene	10000	1000	17

☐ = WDNR Groundwater Quality Enforcement Standard (ES) exceedance

☐ = WDNR Groundwater Quality Preventive Action Limit (PAL) exceedance

## Soil Boring Results November 30, 2000

Parameter	NR 720 STD	NR 746 Table 2	Boring #			
			B-22	B-23	B-24	B-25
Benzene	5.5	1100	<25	<25	<25	<25
1,2-DCA	4.9	540	<25	<25	<25	<25
Ethylbenzene	2900	--	<25	<25	<25	<25
Methyl t-Butyl Ether	--	--	<25	<25	<25	<25
Toluene	1500	--	<25	<25	<25	<25
Trimethylbenzene	--	--	<25	<25	<25	<25
Total Xylenes	4100	--	<25	<25	<25	<25

## Ropson Motors Groundwater Analytical Results

Parameter	ES	PAL	MW-1A					
			2/28/92	9/18/95	11/7/96	4/4/98	6/16/98	11/30/00
Benzene	5	0.5	280	210	ND	<10.0	<5.0	<350
n-Butylbenzene	-	-	NA	33	NA	NA	NA	NA
Toluene	1000	200	5800	3,700	1,150	2,120	664.0	23000
Ethylbenzene	700	140	740	390	110	158	51.8	3100
Methyl t-Butyl Ether	60	12	NA	<20	ND	<20.0	<10.0	<360
Naphthalene	40	8	NA	80	NA	83.4	35.1	22000
Total Xylenes	10000	1000	2700	2,910	923	1,394	554	58000
Trimethylbenzene	480	96	NA	690	450	354.3	2043	74000

Parameter	ES	PAL	MW-5					
			2/28/92	9/18/95	11/7/96	4/4/98	6/16/98	11/30/00
Benzene	5	0.5	1300	250	2,050	183	170	5.5
n-Butylbenzene	-	-	NA	<20	NA	NA	NA	NA
Toluene	1000	200	480	<20	5,640	605	1,390	24
Ethylbenzene	700	140	150	160	617	399	384	66
Methyl t-Butyl Ether	60	12	NA	<20	ND	<20.0	<50.0	1.9
Naphthalene	40	8	300	110	NA	117	111	32
Total Xylenes	10000	1000	NA	430	2,870	1,995	2,029	264
Trimethylbenzene	480	96	NA	370	941	533	559	133

Parameter	ES	PAL	MW-6					
			2/28/92	9/18/95	11/7/96	4/4/98	6/16/98	11/30/00
Benzene	5	0.5	360	2,500	3,200	198	349	300
n-Butylbenzene	-	-	NA	<100	NA	NA	NA	NA
Toluene	1000	200	1000	18,000	16,700	2,490	6,860	3300
Ethylbenzene	700	140	290	2,200	2,430	373	1,870	480
Methyl t-Butyl Ether	60	12	NA	<100	NA	<50.0	<50.0	<9.0
Naphthalene	40	8	NA	490	NA	121	369	190
Total Xylenes	10000	1000	1050	17,900	14,300	2,426	8,030	5600
Trimethylbenzene	480	96	NA	3480	3323	572	1918	1040

= WDNR Groundwater Quality Enforcement Standard (ES) exceedance

= WDNR Groundwater Quality Preventive Action Limit (PAL) exceedance

ND = Not Detected

NA = Not Analyzed